



*William D. Reilich*  
Supervisor

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**SEPTEMBER 21, 2021**

**Work Session: 6:30 p.m.**

**Meeting: 7:00 p.m.**

**Place: Community Conference Room, Greece Town Hall**

**Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Hochul's decision to suspend the Open Meetings Law, the Zoning Board of the Town of Greece scheduled for September 21, 2021 will be held electronically via Facebook Live instead of a public meeting open for the public to attend in person. Members of the public may view the Board meeting by logging onto Facebook and viewing the live feed under "Town of Greece"**

<https://www.facebook.com/Town-of-Greece-Planning-and-Economic-Development-112829703867340/>.

**Minutes of the Board Meeting will be transcribed and posted on the town's website as always.**

While the public will not be able to attend the meeting in person, written comments may be submitted to Zoning Board Secretary, Maryjo Santoli via e-mail at [msantoli@greeceny.gov](mailto:msantoli@greeceny.gov) prior to 5:00 PM on Friday, October 1, 2021.

To speak with someone in the Zoning Office, please call (585)-723-2355

#### **Roll Call**

Albert F. Meilutis, Chairman

Linda Andreano

Thomas F. Hartwig

Randy T. Jensen

Bradford Shea

Anthony F. Wechsler

Christopher A. Schiano, Esq., Deputy Town Attorney

Ivana Casilio, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

#### **Pledge of Allegiance**

#### **Additions/Deletions to the Agenda**

#### **Decorum Policy**

#### **Announcements**

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OFFICE OF PLANNING & ZONING

1 VINCE TOFANY BOULEVARD • GREECE, NEW YORK 14612

TEL.: (585) 723-2355 • FAX: (585) 723-2442

[www.greeceny.gov](http://www.greeceny.gov)

BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 21, 2021

**Old Business**

None

**New Business**

**No motions for the following applications: pending a 10-day comment public comment period – Comments will be received up until October 1, 2021**

1. Applicant: Amin Ahmad  
Address: 78 Mosley Road  
Mon. Co. Tax No.: 060.48-2-28  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed accessory structure, (11.6 feet x 24.0 feet; 276.0 square feet detached garage), to be located in a front yard, where accessory structures, including detached garages, which are permitted in side and rear yards only. Section 211-11 E(3)
  
2. Applicant: Omar Mohammed  
Address: 54 Rae Drive  
Mon. Co. Tax No.: 074.07-8-20  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance to have farm animals (10 chickens) on a residential property with less than ten (10) acres. Section 211-33B & Section 211-33D
  
3. Applicant: Sandra Whaley  
Address: 125 North Greece Road  
Mon. Co. Tax No.: 033.01-2-6  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for an existing closed construction fence, varying in height from 6.5 feet to 8.0 feet in height from grade, located within a rear and side yard, where fences in a rear and side yard shall not exceed 6.0 feet in height. Section 211-51

BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 21, 2021

4. Applicant: Savannah & Christopher G. Kopchak  
Location: 190 Dohrcrest Drive  
Mon. Co. Tax No.: 046.15-1-1  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed accessory structure (10.0 feet x 20.0 feet; 200.0 square feet deck), to be located in a front yard, where accessory structures, including decks, are permitted in rear yards only and for said deck to have a front setback of 46.0 feet, measured from the north right-of-way line of Dohrcrest Drive, instead of the 50.0 feet minimum required. Section 211-11 D(2), Table I, Section 211-11 E(1), Table I & Section 211-11 E(3)
5. Applicant: Thomas DeSimon  
Address: 63B Long Pond Road  
Mon. Co. Tax No.: 034.02-1-50  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed principal structure addition (18.0 feet x 21.0 feet; 378 square feet, three-season room), located on a waterfront lot and to have a front setback of 600+/- feet, measured from the north right of way line of Long Pond Road, instead of the 531+/- feet maximum, established by the neighborhood average. Section 211-11 D(1)(b) & Section 211-11 D(2), Table I
6. Applicant: Marshall King  
Address: 764 Old Country Road  
Mon. Co. Tax No.: 045.01-17-67  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed accessory structure (1343.2 square feet, attached garage), resulting in a total gross floor area of 1343.2 square feet in all accessory structures, where 1250.0 square feet is the maximum gross floor area permitted for lots over one acre in area. Section 211-11 E(1), Table I

BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 21, 2021

7. Applicant: John D. Bolton  
Address: 1656 Edgemere Drive  
Mon. Co. Tax No.: 034.08-1-34  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for a proposed accessory structure (1110 square feet, two story, detached garage), resulting in a total gross floor area of 1614 square feet in all accessory structures, where 1000.0 square feet is the maximum gross floor area permitted for lots greater than 16,000 square feet in area, but less than one acre. Section 211-11 E(1), Table I  
b) An area variance for a proposed accessory structure (1110 square feet, two story, detached garage), to have an overall height of 18.4 feet, to the peak, instead of the 13.5 feet maximum permitted. Section 211-11 B(1)  
c) An area variance for a proposed accessory structure (1110 square feet, two story detached garage) to have two stories, where accessory structures shall not exceed one-story. Section 211-11 B(1)
8. Applicant: Ronald M. Rozinski  
Address: 14 Orchid Drive  
Mon. Co. Tax No.: 046.17-8-1  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed accessory structure, (8.0 feet x 8.0 feet; 64.0 square feet deck), to be located in a front yard, where accessory structures, including decks, are permitted in rear yards only and for said deck to have an front setback of 21.0 feet, measured from the south right-of-way line of Picturesque Drive, instead of the 25.0 feet minimum required. Section 211-11 E(1), Table I & Section 211-11 E(3)

BOARD OF ZONING APPEALS AGENDA  
SEPTEMBER 21, 2021

9. Applicant: Lindsey R. Hawes  
Address: 270 South Drive  
Mon. Co. Tax No.: 026.18-4-36  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for a proposed accessory structure addition (6.0 feet x 40.0 feet; 240.0 square feet deck addition), to be located in a waterfront yard and for said deck to have a (south) side setback of 1.6 feet; instead of the 6.0 feet minimum required. Section 211-11 E(1), Table I, & Section 211-11 E(3)  
b) An area variance for a proposed accessory structure, (6.0 feet x 24.0 feet; 144.0 square feet deck), to be located in a (north) side yard, where accessory structures, including decks, are permitted in rear yards only. Section 211- E(3)
10. Applicant: Tammy Swartz  
Address: 183 Salmon Creek Drive  
Mon. Co. Tax No.: 017.04-3-24  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed accessory structure, (8.0 feet x 10.0 feet; 80.0 square feet shed), to be located in a waterfront yard, where accessory structures, including sheds, are permitted only in rear yards only. Section 211-11 E(3)
11. Applicant: 1410 Lex LLC  
Address: 1410 Lexington Avenue  
Mon. Co. Tax No.: 090.03-1-5.1  
Zoning District: IG (General Industrial)  
Request: Expansion to a special use permit (above ground fuel tanks). Section 211-29 C(2) & Section 211-65 A(3)

**NEIGHBORHOOD NOTIFICATION MODIFICATION:**

**ADJOURNMENT:**

**NEXT MEETING: Tuesday, October 5, 2021**